Karen Johnson Davidson County
Batch# 1109992 DEEDWARR
03/12/2024 08:52:30 AM 6 pgs
Fees: $33.00 Taxes: $925.00
20240312-0016920

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2024.

Notary Public
MY COMMISSION EXPIRES: 9/23/25
File No. G24-20441

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Nicholson and Carrie Nicholson (NAME)	New Owner (NAME)	149-4-4
3327 Marcus Dr (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Madubueze Nwozo, Maureen Nwozo, Esther Nwozo, Ruth, Nwozo, Angela Nwozo, Princess Nwozo, Emmanuel Chokuba, Victoria Chokuba, and Catherine Chokuba-Azum, Heirs at Law of Cordelia C. Nwozo**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Nicholson and Carrie Nicholson, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Dorhill Acres, Section Two, of record in Book 2331, Page 144, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Cordelia Nwozo, married, by deed from Ovevd Leon and Rina Leon, a married couple, dated November 18, 2020, and recorded December 1, 2020, of record in Instrument No. 20201201-0139258, Register's Office for Davidson County, Tennessee. The said Cordelia C. Nwozo died intestate November 2, 2022 leaving Madubueze Nwozo, Maureen Nwozo, Esther Nwozo, Ruth Nwozo, Angela Nwozo, Princess Nwozo, Emmanuel Chokuba, Victoria Chokuba and Catherine Azum as Heirs at Law. See probate estate at Case No. 23P352 in the Circuit (Probate Division) Court for Davidson County, Tennessee at Nashville. The said Princess Nwozo being a Minor Child. Her father joins in this conveyance on her behalf as her duly appointed Guardian, pursuant to Order for Guardianship of record in Docket Number 24P295 in The Circuit (Probate Division) Court for Davidson County Tennessee. See also Affidavits of Heirship of record in Instrument 20240311-0016580 and Instrument 20240311-0016581 Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

Continued from page 1

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Victoria Chokuba is signed by his/her duly appointed Attorney-in-fact Ruth Nwozo, pursuant to the Power of Attorney recorded in Instrument #_20240312001691 7_, said Register's Office. The signature of Maureen Nwozo is signed by his/her duly appointed Attorney-in-fact Emmanuel Chokuba, pursuant to the Power of Attorney recorded in Instrument #__20240312001691 6____, said Register's Office. The signature of Esther Nwozo is signed by his/her duly appointed Attorney-in-fact Ruth Nwozo, , pursuant to the Power of Attorney recorded in Instrument #_____20240312001691 8__, said Register's Office. The signature of Catherine Chokuba-Azum is signed by his/her duly appointed Attorney-in-fact Ruth Nwozo, pursuant to the Power of Attorney recorded in Instrument #_____20240312001691 9-, said Register's Office.

This is improved property, known as 301 Rural Hill Court, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 7th day of March, 2024.

Madubueze Nwozo

Madubueze Nwozo, Heir at Law

Emmanuel Chokuba

Emmanuel Chokuba, Heir at Law

Maureen Nwozo By Emmanuel Chokuba A.I.F.

Maureen Nwozo, Heir at Law by Emmanuel Chokuba her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2024, before me personally appeared Madubueze Nwozo, Heir at Law of Cordelia C. Nwozo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of March, 2024.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-19-2026

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2024, before me personally appeared Emmanuel Chokuba, Heir at Law of Cordelia C. Nwozo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of March, 2024.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-19-2026

Notary Signature
My commission expires:

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Emmanuel Chokuba, Attorney in Fact for Maureen Nwozo, Heir at Law, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of March, 2024.

Notary Public My Commission Expires:

Witness my/our hand(s) this 7th day of March, 2024.

The Estate of Cordelia C. Nwozo

By: X Ruth Nwozo
Ruth Nwozo, Heir at Law

By: X Victoria Chokuba by Ruth Nwozo
Victoria Chokuba, Heir at Law by Ruth Nwozo, her Attorney in Fact

By: X Catherine Chokuba-Azum by Ruth Nwozo
Catherine Chokuba-Azum, Heir at Law by Ruth Nwozo, her Attorney in Fact

By: X Angela Nwozo
Angela Nwozo, Heir at Law

By: X Esther Nwozo by Ruth Nwozo
Esther Nwozo, Heir at Law by Ruth Nwozo her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2024, before me personally appeared Ruth Nwozo and Angela Nwozo, Heirs at Law of The Estate of Cordelia C. Nwozo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of March, 2024.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ruth Nwozo, Attorney in Fact for Victoria Chokuba, Heir at Law, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of March, 2024.

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1/28/26

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ruth Nwozo, Attorney in Fact for Catherine Chokuba-Azum, Heir at Law, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of March, 2024.

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1/28/26

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ruth Nwozo, Attorney in Fact for Esther Nwozo, Heir at Law, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of March, 2024.

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1/28/26

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Witness my/our hand(s) this 7th day of March, 2024.

Princess Nwozo by Madubueze Nwozo

Princess Nwozo, Heir at Law by Madubueze Nwozo, Guardian

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Madubueze Nwozo, Guardian for Princess Nwozo, Heir at Law of Cordelia C. Nwozo, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Guardian of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 7th day of March, 2024.

D. KADY SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-19-2026

Notary Public

My Commission Expires:_____

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/16/24 (date of document)

Affiant Signature

3/16/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 16 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY